



Steep Slope Reduction  
[Per Zoning Ordinance, Sec. 300-34.A.(2)]

Preliminary December 2020

Required Area Reduction (%)		Slope		Total Reduction
		>25%	15%<25%	
Lot A	Gross Area (square feet)	0	2,132	533
	Area Reduction (square feet)	0	533	
Lot B	Gross Area (square feet)	10	253	68
	Area Reduction (square feet)	5	63	
Lot C	Gross Area (square feet)	787	4,473	1,512
	Area Reduction (square feet)	394	1,118	

NOTES

1. THERE WILL BE NO NEW BUILDING CONSTRUCTION OR NEW LANDSCAPING IN AREAS WITH EXISTING SLOPES OF 35% OR GREATER.
2. THERE WILL BE NO NEW CONSTRUCTION IN AREAS WITH EXISTING SLOPES OF 25% OR GREATER, EXCEPT WHERE INDICATED ON PLAN.
3. SEE EXISTING SITE PLAN FOR EXISTING TREES (OF GREATER THAN 8") TO BE REMOVED.

ERNEST HOWELL  
OWNER  
189 BROADWAY  
DOBBS FERRY, NY 10522

DE LA GARZA  
ARCHITECTURE  
LLC

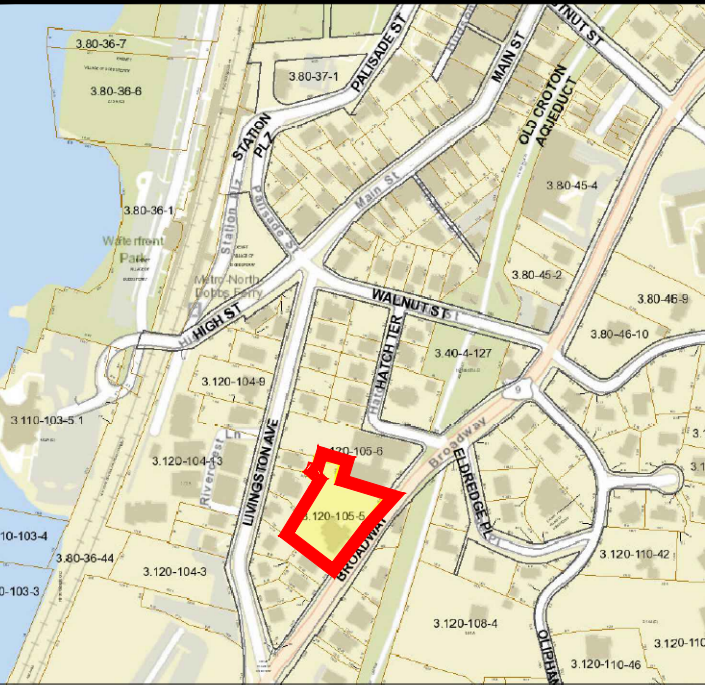
153 MAIN STREET DOBBS FERRY, NY 10522  
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REDUCED

PLANNING BD  
PRESUBMISSION  
JAN 2021

JAVIER E. DE LA GARZA, AIA NEW YORK LIC. NO. 023852

No.	Revision	Date



LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUBMISSION	12/23/2020

PROJECT  
HOWELL DEVELOPMENT  
189 BROADWAY (3.120-105-5)  
DOBBS FERRY, NY

DRAWN BY CHECKED BY JDG

DRAWING TITLE  
LAND USE / SUBDIVISION  
PLAN WITH STEEP SLOPE  
ANALYSIS

SCALE AS INDICATED SHEET NO. 1 OF 8  
JOB NO.  
DATE 09/23/2020

A-01



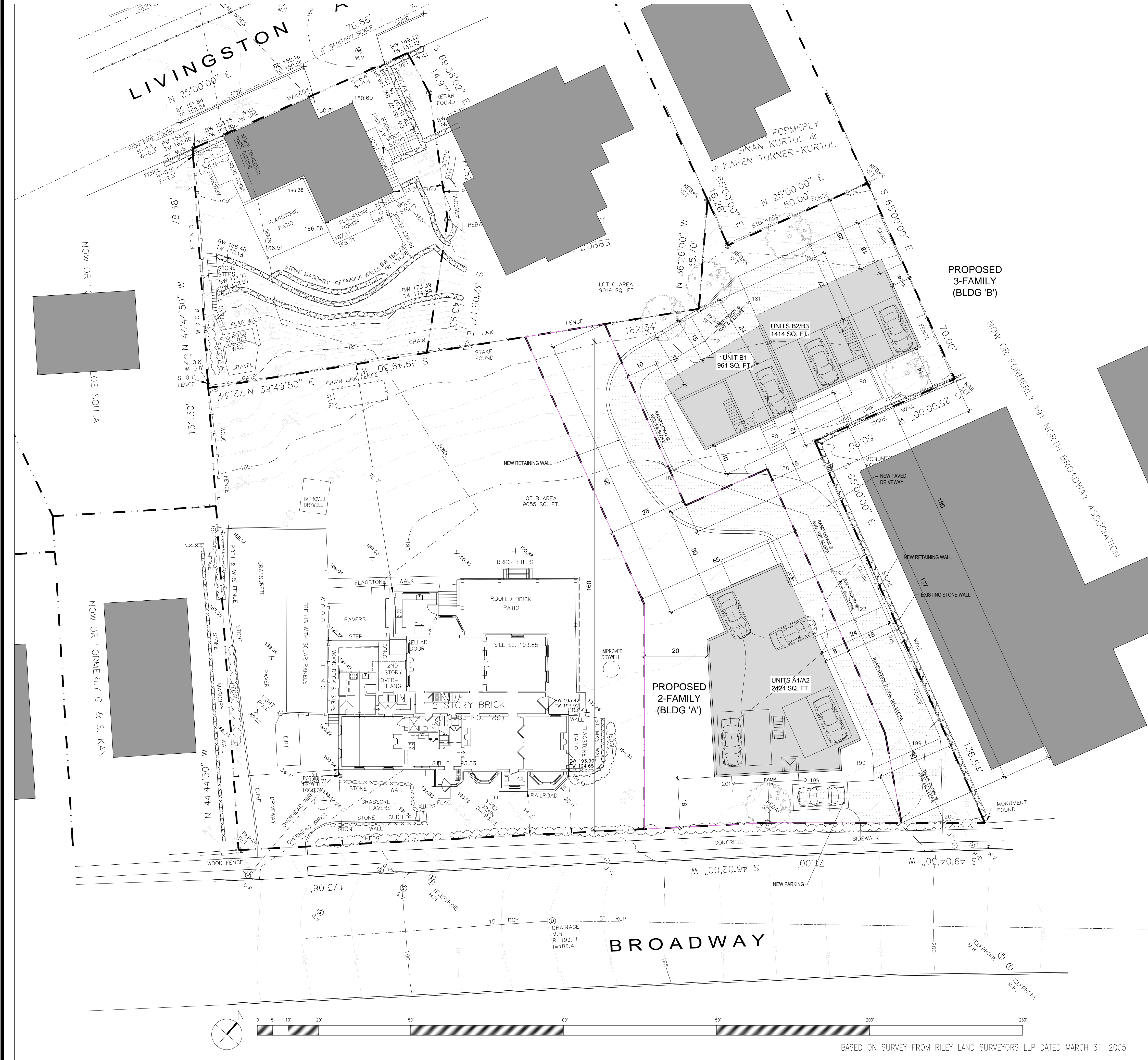


Table B-2: MDR-I Dimensional Standards  
[Amended 6-14-2011 by LL No. 6-2011]

Preliminary Dec 2020

	Req'd	Existing	Proposed		
			Lot A	Lot B	Lot C
Gross lot area (square feet)		38,193	20,119	9,055	9,019
Reductions for Steep Slope		2,113	533	68	1,512
Minimum net lot area (square feet)	5,000	36,080	19,586	8,987	7,507
Proposed Dwelling Units per Lot			3	2	3
Minimum lot area per dwelling unit (square feet)	2,500	12,027	6,529	4,494	2,502
Minimum lot width (feet)	50	243	134	55 and 25	97 and 18 (at access)
Minimum lot depth (feet)	100	222	222	132	185
Street Frontage (feet)	25	245	134	104	25 (a)
Lot Coverage by buildings (sf)		4,558	4,558	2,424	2,375
Maximum lot coverage by buildings (%)	27%	12.6%	22.7%	26.8%	26.3%
Lot coverage by impervious surfaces (sf)		4,600	5,856	4,379	5,791
Maximum lot coverage by impervious surfaces (%)	54%	12.7%	29.1%	48.4%	64.2%
Minimum front yard setback (feet)	20	15	15	16.0	137.0
Minimum rear yard setback (feet)	25	76	76	95 and 30	25 and 15
Minimum side yard setback (each) (feet)	10	34 and 89	34 and 18	20 and 8 (26 to 5H)	10 and 6
Minimum side yard setback (both) (feet)	20	123	52	28.0	16.0

Note:  
(a) - Lot C is a "flag" lot.

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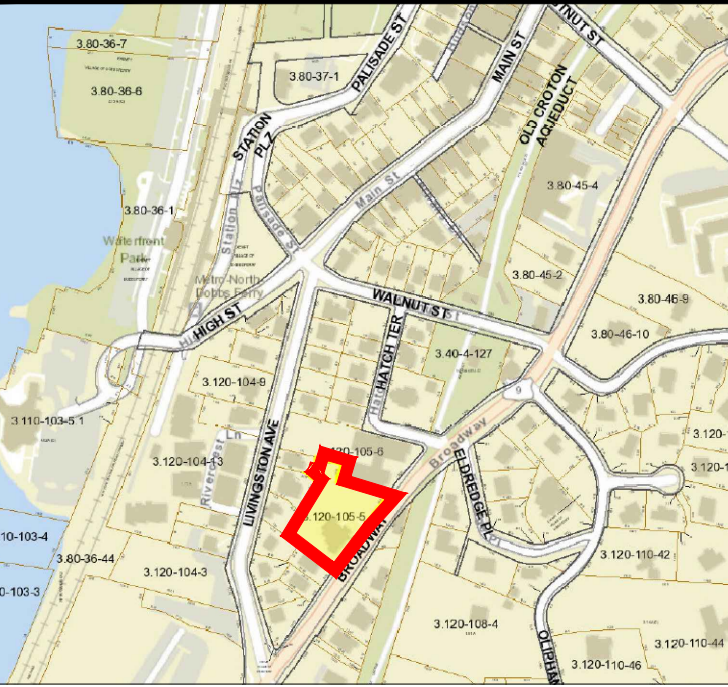
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PROJECT  
HOWELL DEVELOPMENT  
189 BROADWAY (3.120-105-5)  
DOBBS FERRY, NY

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_ JDG

DRAWING TITLE  
HOWELL DEVELOPMENT  
SITE AND GROUND FLOOR  
PLAN

SCALE AS INDICATED SHEET NO. 3 OF 8  
JOB NO. \_\_\_\_\_  
DATE 07/16/2020

A-02